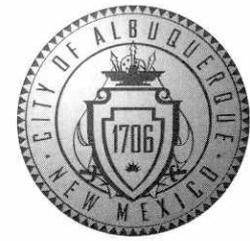


# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT**  
**URBAN DESIGN & DEVELOPMENT DIVISION**  
600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339

## OFFICIAL NOTIFICATION OF DECISION

October 13, 2017

Devin Cannady  
300 Adams St. SE  
Albuquerque, NM 87108

**Project# 1011366**  
17EPC-40046 Site Development Plan for Building Permit  
17EPC-40047 Zone Map Amendment (Zone Change)

### LEGAL DESCRIPTION:

The above actions for Tract B-1, Plat of Tracts A-1 and B-1, Mariposa Square, zoned C-1, located on Ladera Dr. NW, between 72<sup>nd</sup> St. NW and Laurelwood Parkway NW, containing approximately 2 acres. (H-10)  
Staff Planner: Catalina Lehner

On October 12, 2017 the Environmental Planning Commission (EPC) voted to DEFER Project PO Box 1293 1011366/17EPC-40047, a Zone Map Amendment, (Zone Change) and 17EPC-40046, a Site Development Plan for Building Permit, for 30 days based on the following Findings:

### FINDINGS- 17EPC-40047, Zone Map Amendment (Zone Change)

Albuquerque

NM 87103

www.cabq.gov

1. The request is for a zone map amendment (zone change) for an approximately ( $\approx$ ) 2 acre site, known as Tract B-1, Plat of Tracts A-1 and B-1, Mariposa Square, located on Ladera Dr. NW, between 72<sup>nd</sup> St. NW and Laurelwood Parkway NW (the "subject site").
2. The subject site is zoned C-1 (Neighborhood Commercial). The applicant proposes to change the subject site's zoning to SU-1 for C-1 Uses to Include self-Storage with Direct Outdoor Access to Individual Units to allow development of a self-storage facility with direct outdoor access to the storage units.
3. The request is accompanied by a request for a site development plan for building permit (17EPC-40046).
4. The subject site is in an area that the Comprehensive Plan has designated an Area of Consistency. The West Side Strategic Plan (WSSP) and the El Rancho Atrisco Phase III Sector Development Plan (ERASDP) also apply.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the WSSP, the ERASDP, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

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6. The September 26, 2017 justification letter does not provide adequate responses to Sections C, D, and I. Because the request is for an SU-1 zone, the requirement is to demonstrate that the request clearly facilitates realization of Goals and policies in applicable Plans. Citations of Goals and additional, relevant policies from the Comprehensive Plan and the WSSP are needed to support the request. A conclusory statement regarding the request is needed in Section C. In Section D and Section I, a connection between the standard and the response needs to be made in order to sufficiently answer the question.
7. The Ladera West Neighborhood Association (NA), the Laurelwood NA, the Westside Coalition of Neighborhood Associations, and property owners within 100 feet of the subject site were notified as required (see attachments). A facilitated meeting was not requested.

**FINDINGS**-17EPC-40046, Site Development Plan for Building Permit:

1. The request is for a site development plan for building permit for an approximately ( $\approx$ ) 2 acre site, known as Tract B-1, Plat of Tracts A-1 and B-1, Mariposa Square, located on Ladera Dr. NW, between 72<sup>nd</sup> St. NW and Laurelwood Parkway NW (the “subject site”).
2. The applicant wants to develop a self-storage facility with direct outdoor access to the storage units. The proposed facility consists of an approximately 440 sf office building and six 3,600 sf self-storage buildings.
3. The request is accompanied by a request for a zone map amendment (zone change) (17EPC-40047), which has not been adequately justified at this time.
4. The subject site is in an area that the Comprehensive Plan has designated an Area of Consistency. The West Side Strategic Plan (WSSP) and the El Rancho Atrisco Phase III Sector Development Plan (ERASDP) also apply.
5. The Ladera West Neighborhood Association (NA), the Laurelwood NA, the Westside Coalition of Neighborhood Associations, and property owners within 100 feet of the subject site were notified as required (see attachments). A facilitated meeting was not requested.
6. Staff will continue to work with the applicant regarding the proposed site development plan. At this time, several conditions of approval would be needed to show that Zoning Code requirements are met and that agency comments are addressed.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC’s decision or by **OCTOBER 27, 2017**. The date of the EPC’s decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC’s Recommendation can be filed within the 15 day period

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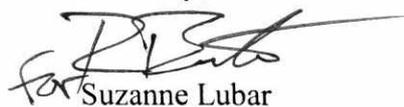
following the EPC's recommendation.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

Sincerely,

  
for Suzanne Lubar  
Planning Director

SL/CL

cc: Cannady Architect Studio, Devin Cannady, 300 Adams St. SE, ABQ, NM 87108  
Karen Boccola, Ladera West NA, 7716 Santa Rosalia NW, ABQ, NM 87120  
Steven Collins, Ladera West NA, 7517 Vista Alegre NW, ABQ, NM 87120  
Gregie Duran, Laurelwood NA, 7525 Maplewood Dr NW, ABQ, NM 87120  
Aaron Rodriguez, Laurelwood NA, 2015 Aspenwood Dr. NW, ABQ, NM 87120  
Gerald Worrall, Westside Coalition of NAs, 1039 Pinatubo Pl. NW, ABQ, NM 87120  
Harry Hendriksen, Westside Coalition of NAs, 10592 Rio Del Sole Ct NW, ABQ, NM 87114